



**Douglas Villas, DH1 1JL**  
**2 Bed - House - End Terrace**  
**£1,000 Per Calendar Month**

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**\*\*CITY CENTRE LOCATION\* \*OFF STREET CAR PARKING & GARAGE\* \*CUL DE SAC POSITION\* \*PRIVATE REAR GARDEN WITH VIEWS\* \*TWO GOOD SIZED BEDROOMS\* \*WALKING DISTANCE OF LOCAL AMENITIES, BARS & RESTAURANTS\* \*GOOD ACCESS TO A690 & A1(M)\*\***

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Offered to the market is this TWO BEDROOM END OF TERRACED HOME, includes white goods and microwave . Ideally suited for a variety of potential tenants the property has a floor plan briefly comprising: entrance lobby with stairs to first floor, inviting living room and dining/kitchen whilst to the first floor there are two good sized bedrooms and a bathroom. Externally there is a private lawned garden to the rear with nice views and to the front there is parking and a garage located in a nearby block. The property offers excellent access to schools, amenities, recreational facilities and motoring links including the A690 and A1(M) giving access to many of the regions major towns and cities. The property is also within walking distance of Durham City centre and its many amenities and attractions. Energy Rating: C

Council Tax Band - C Annual Cost - £2222.19 P.A

EPC Rating - C

BOND £1000

Tenant Requirements: Tenant Income £36,000 Guarantor Income (If Required) - £36,000

#### Agents Notes

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the

Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

#### REDRESS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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## WYNYARD

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E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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